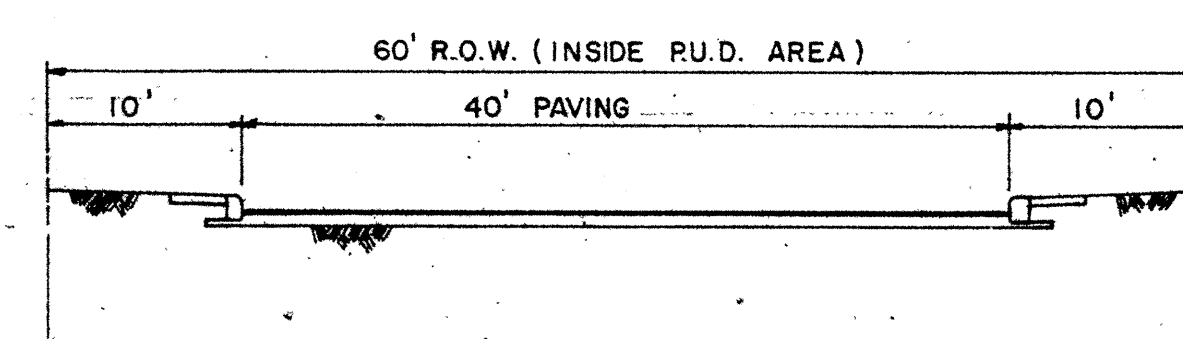
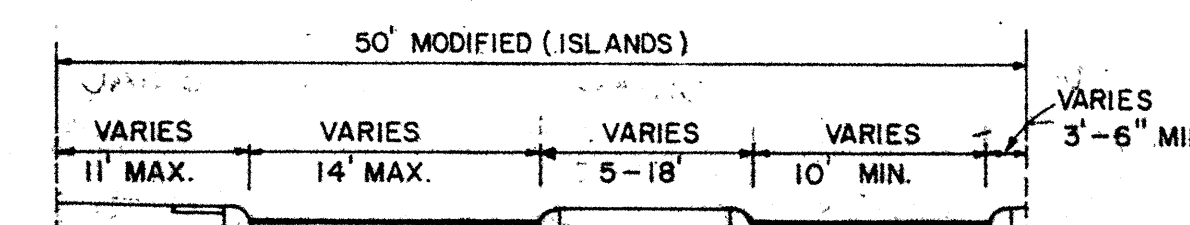


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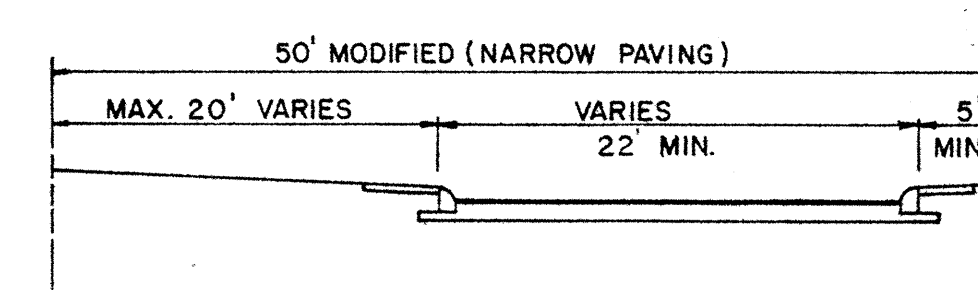
## RIDGE



TYPICAL SAFETY LANE SECTION

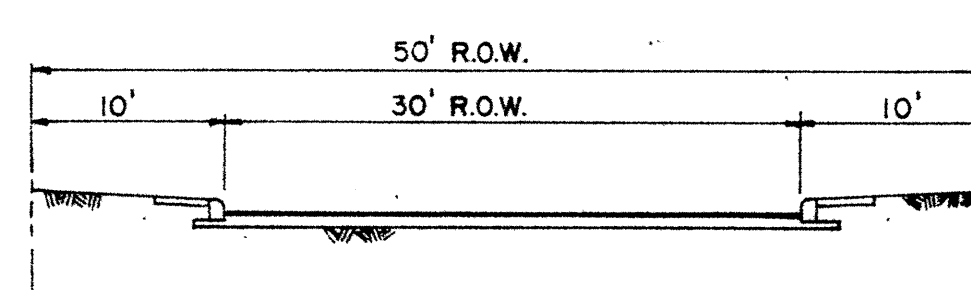


NOTE: EVEN THOUGH MINIMUM WIDTH OF ONE LANE IS TEN (10) FEET, THE TOTAL OF BOTH LANES AT ANY SECTION WILL EXCEED 22 FEET. EXCEPT IN NO MORE THAN THREE INSTANCES OF RELATIVELY SHORT DISTANCE ON LOCAL STREET, LANES WILL VARY BETWEEN 13' AND 11' IN WIDTH.



50' MODIFIED (NARROW PAVING)

50' R.O.W.  
FOR CUL DE SAC ISLANDS SEE SHEET 34



TYPICAL SAFETY LANE SECTION

50' R.O.W.

## AMENDING NOTES

1. ORIGINAL PUD PLAN APPROVED 16NOV83 NO.139
2. NON-SUBSTANTIAL CHANGES TO ORIGINAL PLAN AS FOLLOWS:
  - A. REVISE LOT BOUNDARIES OF LOTS 232, 233, 234 (PLAY 93047)
  - B. REMOVE DRAINAGE EASEMENT FROM LOT 233 (OLD LOT 234).
  - C. REVISE DRAINAGE EASEMENT FROM LOT 131.
3. NO CHANGE IN DENSITIES OR NUMBERS OF LOTS.

P.U.D. NAME: MISSION RIDGE, UNIT I	ADDRESS: BLANCO RD., BEXAR CO. SEE EXH. A
TYPE OF DEVELOPMENT: RESIDENTIAL	ACREAGE: 49.270

LEGAL DESCRIPTION: SEE EXHIBIT A OF PROPERTY	
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LAND USE INTENSITY:	PRESENT ZONING:
	<u>UNZONED-IN SA/ETJ</u>
(A.) FLOOR AREA RATIO..... FAR <u>2.85</u>	PROPOSED ZONING
(B.) OPEN SPACE RATIO..... OSR <u>2.6</u>	<u>UNZONED, BUT TO R-I</u>
(C.) LIVABILITY SPACE RATIO..... LSR <u>1.7</u>	DENSITY: <u>STANDARDS</u>
	2.85 DU/AC

WHAT TO DETERMINE	HOW TO DETERMINE	DETERMINATION
1. LAND AREA	FROM PLANS AND BONUSES	54 AC (2,352,240)
2. BLDG. AREA (INCLUDE GAR.)	FROM PLAN	651,400
3. USABLE ROOF AREAS	FROM PLAN	542,100
4. FLOOR AREA	FROM PLAN	584,800
5. FLOOR AREA ALLOWED	LA X FAR L 1 X (A.)	665,684
6. UNCOVERED OPEN SPACE	LA - BA + URA L 1 - L 2 + L 3	2,242,940
7. COVERED OPEN SPACE	FROM PLAN	137,500
8. OPEN SPACE	UOS + $\frac{1}{4}$ COS L 6 + $\frac{1}{4}$ L 7	2,311,690
9. OPEN SPACE REQUIRED	FA X OSR L 4 X (B.)	1,520,420
10. LIVABILITY SPACE	OS - UCA L 8 - L 12	2,140,890
11. LIVABILITY SPACE REQ.	FA X LSR L 4 X (C.)	994,160
12. UNCOVERED GAR AREA	FROM PLAN ( INCLUDES ALL DRIVES )	170,800
13. RECREATION SPACE	FROM PLAN	4.4 AC (191,660)
14. RECREATION SPACE RATIO	RS ÷ FA L 13 ÷ L 4	0.32 (EXCLUDING WIND AREA ON EA LOT)
15. OCCUPANT CAR SPACES	FROM PLAN	854
16. NUMBER OF LIVING UNITS	FROM PLAN	152

## NOTES

- NOTES:
1. THE STANDARD STREET INTERSECTION SIGHT LINE REQUIREMENTS FOR A P.U.D. AS PER SEC. 42-108 3(B) YARDS ABUTTING STREETS SHALL BE ADHERED TO IN MISSION RIDGE.
  2. THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.

Developer's Comment:  
Mission Ridge Unit

Mission Ridge is to ultimately be a planned unit development of 49 acres composed of some 250 single family secluded detached homes. Under the supervision and management of a homeowners association, the residents will have a secured community, landscaped areas and recreational facilities. Home values from \$150,000 up are proposed, employing large lots and many custom designed features. Security will be provided by a totally fenced neighborhood with one guarded

The development is outside of the city limits of San Antonio, but inside the city's extrajurisdictional jurisdiction. Under current City of San Antonio zoning regulations, the proposed development is not a security features which restrict public access to the streets. Private streets with public access restrictions are permitted in the city limits, but not in the typical street sections, as they pertain to pavement width, sight triangles, rights-of-way, etc., are not allowed extensive variation. By having the development outside the city limits, the City of San Antonio intends to make available the more extensive zoning process. The development is located in the Mission Ridge area, which is a part of the local street sections to maximize the preservation of trees. The development is located in the Mission Ridge area, which is a part of San Antonio's subdivision standards.

General parameters are set out for the construction of improvements and homes on the 124 standard residential lots and 29 zero lot line (ZU) lots planned in Mission Ridge Unit 1.

U.S. SOIL CONSERVATION SERVICE  
DAM NO. 6

UNZONED & UNDEVELOPED  
S.A.R.A.

THIS PUD PLAN OF MISSION RIDGE PUD HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING.

DATED THIS 2nd DAY OF MAY 1993

BY [Signature]  
DIRECTOR OF PLANNING

JULY 1983

#139